



GAIL FARBER, Director

## COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

September 11, 2012

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

### ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

64 September 18, 2012

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**SALE OF LOS ANGELES COUNTY FLOOD CONTROL DISTRICT  
SURPLUS PROPERTY IN THE CITY OF LA CAÑADA FLINTRIDGE  
SNOVER CANYON CHANNEL - PARCEL 9EXF  
(SUPERVISORIAL DISTRICT 5)  
(3 VOTES)**

### **SUBJECT**

This action is to approve the sale of the Los Angeles County Flood Control District surplus property along a portion of Snover Canyon Channel in the City of La Cañada Flintridge.

**IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find the proposed sale categorically exempt from the provisions of the California Environmental Quality Act.
2. Find that the fee interest in Snover Canyon Channel, Parcel 9EXF, in the City of La Cañada Flintridge, is no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Snover Canyon Channel, Parcel 9EXF, from the Los Angeles County Flood Control District to Kathleen Kilagblian, the adjacent property owner, for \$16,700.
4. Instruct the Chairman, Board of Supervisors of the Los Angeles County Flood Control District, to sign the Quitclaim Deed and authorize delivery to Kathleen Kilagblian.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The purpose of the recommended actions is to obtain approval from your Board, acting as the governing body of the Los Angeles County Flood Control District (LACFCD), to allow the LACFCD to sell a portion of its surplus property along Snover Canyon Channel, Parcel 9EXF, located north of Los Amigos Street in the City of La Cañada Flintridge, to the adjacent property owner, Kathleen Kilagblian, for \$16,700.

The LACFCD acquired fee title to Parcel 9EXF as part of the land needed for the Snover Canyon Channel project. Construction of the facility has been completed, and the subject parcel lies outside of the required right of way.

## **Implementation of Strategic Plan Goals**

The Countywide Strategic Plan directs the provision of Fiscal Sustainability (Goal 2). The revenue received from this transaction will help promote fiscal sustainability for the operation and maintenance of flood control facilities.

## **FISCAL IMPACT/FINANCING**

There will be no impact to the County General Fund.

The proposed cost of the sale in the amount of \$16,700 represents the fair market value. This amount has been paid and deposited into the Flood Control District Fund.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Parcel 9EXF is located along Snover Canyon Channel, north of Los Amigos Street, in the City of La Cañada Flintridge. Pursuant to Government Code Section 65402, notification of the proposed sale was submitted to the appropriate agencies for their reports as to conformance with the adopted General Plans of the agencies. Since no answers were received within the 40-day period as stipulated in this section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plans.

The proposed sale is authorized by Section 2, paragraph 13, of the Los Angeles County Flood Control Act. This section provides as follows: "Said Los Angeles County Flood Control District is hereby declared to be a body corporate and politic, and as such shall have the power...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of said board of supervisors said property, or any interest therein or part thereof, is no longer required for the purpose of said district..."

The proposed sale will not hinder the use of Snover Canyon Channel for possible transportation, utility, recreational corridors, or flood control purposes.

The Quitclaim Deed document has been approved by County Counsel as to form and will be recorded.

**ENVIRONMENTAL DOCUMENTATION**

The proposed sale is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15312 of the State CEQA Guidelines and Class 12 of the Los Angeles County Environmental Reporting Procedures and Guidelines adopted by your Board on November 17, 1987. These exemptions provide for the sale of surplus government property. The surplus properties under the proposed sale do not have significant values for wildlife habitat or other environmental purposes and are incapable of independent development.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

This action will eliminate the need to maintain this property and reduce the cost of the LACFCD's expenses and potential liabilities.

**CONCLUSION**

Please return one adopted copy of this letter and the executed original Quitclaim Deed to the Department of Public Works, Survey/Mapping & Property Management Division. Retain the duplicate for your files.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:SGS:hp

Enclosures

c: Auditor-Controller (Accounting Division - Asset  
Management)  
Chief Executive Office (Rita Robinson)  
County Counsel  
Executive Office

DUPLICATE

MAIL THIS DOCUMENT AND  
TAX STATEMENT TO:

Kathleen M. Kilagblian  
2041 Los Amigos Street  
La Canada Flintridge, CA 91011-1363

Space Above This Line Reserved for Recorder's Use

Documentary Transfer Tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale

Assessor's Identification Number:  
5864-001-900 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

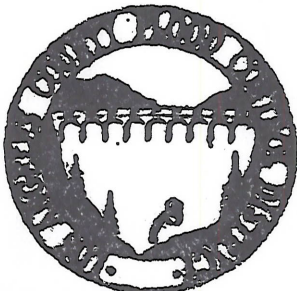
By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to KATHLEEN KILAGHBIAN, Trustee of the Kathleen Kilagblian Spouses Trust dated November 8, 2000, all its right, title, and interest in and to the real property in the City of La Canada Flintridge, County of Los Angeles, State of California, described in Exhibit A and shown on and delineated on Exhibit B, both of which are attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated September 18, 2012



(LACFCD-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By [Signature]  
Deputy

LOS ANGELES COUNTY FLOOD CONTROL  
DISTRICT, a body corporate and politic

By [Signature]  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District  
**PRO TEM**

Snover Canyon Channel  
(File: SNOVER CANYON CHANNEL, 9EXF)  
Parcel 9EXF  
75C-RW 1  
S.D. 5  
Project ID: MPR0000042

M1021013

DB:bw

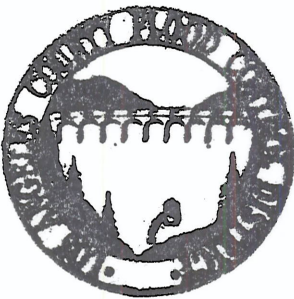
P:CONF:QCD SNOVER CANYON CHANNEL FLTOTRUSTEX.DOC 122711

STATE OF CALIFORNIA       )  
  ) ss.  
COUNTY OF LOS ANGELES   )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this 18<sup>th</sup> day of September, 2012, the facsimile signature of MARK RIDLEY-THOMAS, CHAIRMAN PRO TEM, BOARD OF SUPERVISORS, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.



(LACFCD-SEAL)

APPROVED AS TO FORM

ANDREA SHERIDAN ORDIN  
County Counsel

By Julia Weisman  
Deputy

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By [Signature]  
Deputy

APPROVED as to title and execution,  _____, 20____.
DEPARTMENT OF PUBLIC WORKS Survey/Mapping & Property Management Division
Supervising Title Examiner
By _____

## EXHIBIT A

### SNOVER CANYON CHANNEL 9EXF

75C-RW 1

A.P.N. 5864-001-900 (Portion)

T.G. 534 (J1)

I.M. 189-217

S.D. 5

M1021013

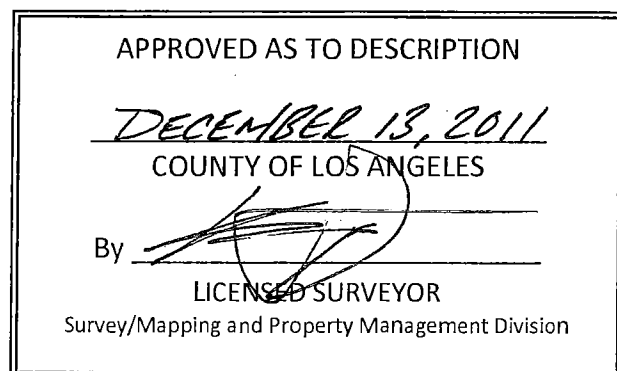
### LEGAL DESCRIPTION

#### PARCEL NO. 9EXF (Quitclaim of portion of fee):

That portion of that certain 50-foot-wide strip of land in the northwest quarter of the southwest quarter of Fractional Section 26, Township 2 North, Range 13 West, S.B.M., described in Quitclaim Deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded on January 25, 1956, as Document No. 3884, in Book 50147, page 136, of Official Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, said strip of land also being shown and designated as "L.A. COUNTY FLOOD CONTROL" on map of Tract No. 13299, recorded in Book 269, page 22, of Maps, in the office of said Registrar-Recorder/County Clerk, bounded as follows:

Bounded on the west by the westerly line of said strip of land; bounded on the north by the easterly prolongation of that certain parcel of land described in deed recorded on May 27, 2008, as Document No. 20080928332, of said Official Records; bounded on the east by a line parallel with and 15 feet easterly, measured at right angles, from the westerly line of said strip of land; and bounded on the south by the northerly side line of Los Amigos Street, 40 feet wide, as shown on said map.

Containing: 2,567± square feet





# EXHIBIT B

## SNOVER CANYON CHANNEL

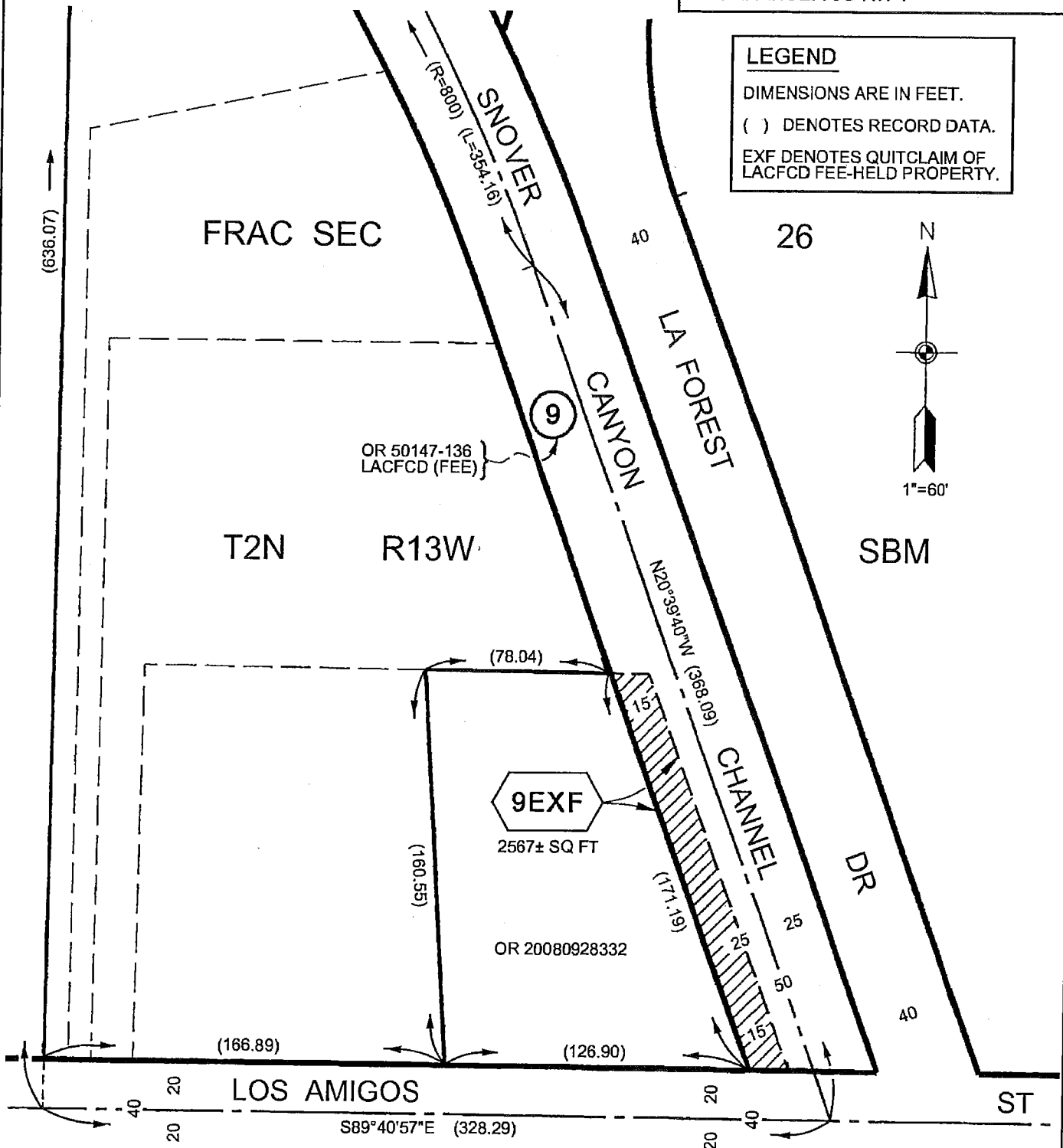
REFERENCE: 75C-RW 1

### LEGEND

DIMENSIONS ARE IN FEET.

( ) DENOTES RECORD DATA.

EXF DENOTES QUITCLAIM OF LACFCD FEE-HELD PROPERTY.



BY

LICENSED SURVEYOR

12.13.11

DATE

